



John DeStefano, Jr.
Mayor

City of New Haven
Office of the Economic Development Administrator
165 Church Street
New Haven, Connecticut 06510



Kelly Murphy, AICP
Economic Development
Administrator

MEMORANDUM

To: Sen. Steve Cassano, 4th district; Hon. Linda Gentile, 104th District, Co-Chairs
From: Kelly Murphy, AICP, Economic Development Administrator, City of New Haven
Date: February 11, 2011
Re: Amendment to Section 12-65e of the Connecticut General Statutes

Testimony of Kelly Murphy, AICP
Economic Development Administrator, City of New Haven
To the Continuing Legislative Committee on Planning and Development

Proposed Bill No. HB- 5585: An Act Concerning Designated Rehabilitation Areas.

I write to urge you to support the proposed amendment to the Section 12-65e of the general statutes which would expand the list of properties eligible for fixing of assessments in a Designated Rehabilitation Area to include new construction condominiums, mixed-use buildings, and commercial buildings. The amendment supports Governor Malloy's stated public policy goal of making the State of Connecticut more business friendly; promotes the principles of Smart Growth endorsed by this legislature; and provides an additional incentive in the statewide effort to expand the tax base and increase the state's jobs base.

The proposed bill would significantly expand the tools available for reuse and redevelopment of urban lands. In many cases rehabilitation of existing structures is not feasible for financial, structural or other reasons. The proposed amendment would expand the development incentive where rehabilitation is not possible.

In the City of New Haven, we are faced with significant brownfields areas in which the existing structure would be prohibitively expensive to rehabilitate and vacant lands where a residential construction would not be an appropriate use. Under the current statutory limits, the redevelopment opportunity for such properties is severely restricted. Amending Section 12-65e would remove these types of barriers to the reuse of these types of properties and would spur investment and economic development in New Haven and cities and towns across the state.

Further, this amendment would promote growth in the tax base and the jobs base across Connecticut through the:

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